

DEVELOPMENT STATISTICS

PROPOSED BUILDINGS & PARKING			
PROPOSED USE	SIZE (SF)	REQUIRED PARKING	PROPOSED PARKING
A ONE STORY DENTAL OFFICE	3,724	19 SPACES	26 SPACES
B ONE STORY RETAIL/RESTAURANT BUILDING	15,065	75 SPACES	70 SPACES
C TWO STORY OFFICE/RETAIL BUILDING	18,255 FOOTPRINT	82 SPACES	78 SPACES
D TWO STORY OFFICE/RETAIL BUILDING	14,653 FOOTPRINT	66 SPACES	69 SPACES
E 20 APARTMENTS @ 1,800 SF EA	N/A	40 SPACES	28 GARAGE + 12 SURFACE
F TWO STORY OFFICE BUILDING	15,000 FOOTPRINT	100 SPACES	110 SPACES
		382 SPACES	393 SPACES (103% OF REQUIRED TOTAL FOR CONV. ZONING)

BUILDING SETBACKS:		
	REQUIRED	PROPOSED
FRONT YARD	90' FROM C	80' & 90' FROM C
SIDE YARD	25'	20' (PHASE 1 ONLY), 25'
REAR YARD	50'	VARIES (SEE NARRATIVE)

PROPOSED PARKING:
STANDARD SPACES ARE 9' x 20' WITH 24' PARKING ISLES. BARRIER FREE SPACES WILL BE PROVIDED AS REQUIRED.

PROPOSED LOT COVERAGE:			
PARKING	173,635 S.F.		
BUILDING	74,934 S.F.		
TOTAL BLDG+PARKING COVERAGE	248,578 S.F.	60%	100%
GROSS OPEN AREA	169,307 S.F.	40%	
*NET OPEN SPACE (20% MIN. REQ'D)	84,481 S.F.	20.2% (OF 9.64 ACRES)	
TOTAL AREA	9.64 ACRES	417,885 S.F.	*AS DEFINED BY PUD ORDINANCE

PROPOSED LANDSCAPE:
ZONE 1 – EAST BUFFER ALONG 8TH AVENUE 1191 L.F. @ 1/25 L.F. = 48 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
18		SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2" BB
		RED OAK	QUERCUS RUBRA	2" BB
		STERLING SILVER LINDEN	TILIA TOMENTOSA 'STERLING'	2" BB
13		BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5-7" BB
		COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	5-7" BB
17		AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	2" BB
		WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	2" BB
48 TREES				

ZONE 2 – NORTH BUFFER ALONG 44TH STREET 630 L.F. @ 1/25 L.F. = 26 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
8		RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2" BB
		SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2" BB
6		BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5" BB
		COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	5" BB
12		AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	2" BB
		WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	2" BB
26 TREES				

ZONE 3 – WEST BUFFER 1402 L.F. @ 1/20 L.F. = 71 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
7		RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2" BB
		SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2" BB
65		HINOKI FALSE CYPRESS	CHAMAECYPARIS OBTUSA 'GRACILLIS'	5-7" BB
		WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	5-7" BB
		BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5-7" BB
		DARK GREEN ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'	5-7" BB
72 TREES				

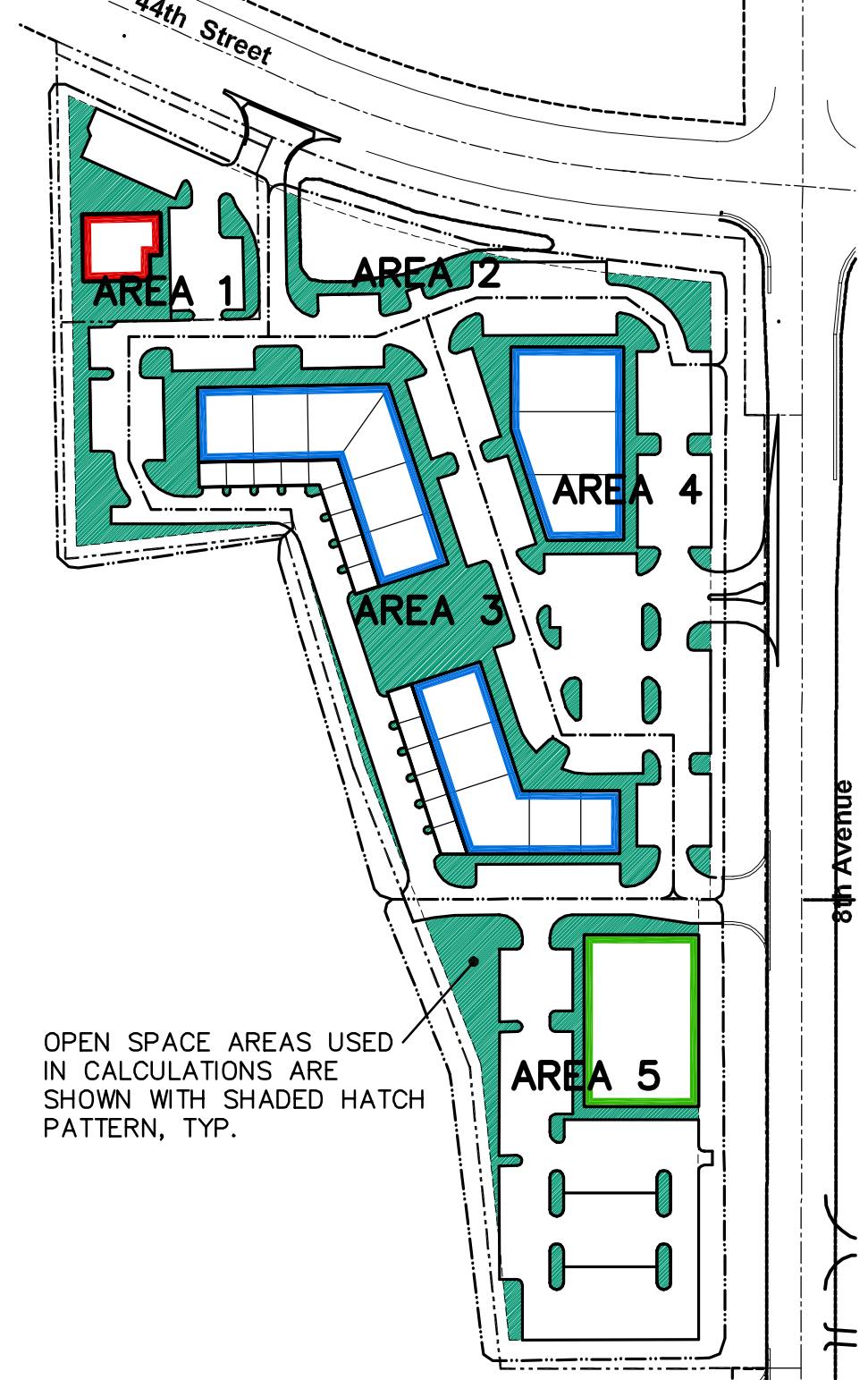
ZONE 4 – SOUTH BUFFER 232 L.F. @ 1/20 L.F. = 12 TREES REQ.

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
12		WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	5" BB
		BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5" BB
12 TREES				

ZONE 5 – INTERIOR LANDSCAPE

KEY	PROPOSED	COMMON NAME	SCIENTIFIC NAME	SIZE
22		SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2" BB
		SKYLINE HONEY LOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'	2" BB
		STERLING SILVER LINDEN	TILIA TOMENTOSA 'STERLING'	2" BB
23		WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	1 1/2" BB
		ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	1 1/2" BB
561		NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	18-24" HT
		GREEN LUSTRE JAPANESE HOLLY	ILEX CRENATA 'GREEN LUSTRE'	18-24" HT
		GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'	18-24" HT
		EVERLOW YEW	TAXUS X MEDIA 'EVERLOW'	18-24" HT
		RUMBA WEIGELA	WEIGELA FLORIDA 'RUMBA'	18-24" HT
862		BLUE CLIPS BELLFLOWER	CAMPANULA CARPATICA 'BLUE CLIPS'	1 GAL
		SWEET DREAMS COREOPSIS	COREOPSIS ROSEA 'SWEET DREAMS'	1 GAL
		STELLA D' ORO DAYLILY	HEMEROCALLIS 'STELLA D' ORO'	1 GAL
		GUACAMOLE HOSTA	HOSTA 'GUACAMOLE'	1 GAL
		LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL
		VERA JAMESON SEDUM	SEDUM X 'VERA JAMESON'	1 GAL
71		RAISED PLANT CONTAINER	SEASONAL FLORAL DISPLAY	

PROPOSED PHASING PLAN & OPEN SPACE:



TENTATIVE PHASING:		
	APPROX. START	APPROX. COMPLETION
PHASE 1	SPRING 2015	FALL 2015
PHASE 2	FALL 2015	FALL 2017
PHASE 3	FALL 2017	FALL 2019

PROPOSED NET OPEN SPACE AREAS:

AREA 1	16,443 S.F.
AREA 2	7,382 S.F.
AREA 3	31,182 S.F.
AREA 4	13,793 S.F.
AREA 5	15,674 S.F.
TOTAL	84,481 S.F.

PROPOSED SIGNAGE:

ONE PROPOSED GROUND MOUNT SIGN LOCATED AT CORNER OF 44TH STREET AND 8TH AVENUE, AND ONE PROPOSED GROUND MONUMENT SIGN LOCATED AT EACH ENTRANCE DRIVE (3 TOTAL).

PROPOSED WALL SIGN AREAS TO COMPLY WITH TOWNSHIP SIGN ORDINANCE FOR NS DISTRICT, CHAPTER 25, SECTION 25.6 (B). PUD REQUESTS WAIVER FROM ORDINANCE TO PLACE WALL SIGNS ON SIDES AND BACKS OF BUILDINGS IN ADDITION TO FRONTS OF BUILDINGS.

PROPOSED LIGHTING:

PROPOSED PARKING LOT LIGHTS SHALL BE DEFLECTED AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW THE REDUCTION OF THE AMOUNT OF LIGHT ON OTHER THAN NORMAL PARKING HOURS EACH DAY. THE SOURCE OF ILLUMINATION IN ALL PARKING LOTS ABUTTING A RESIDENTIAL AREA SHALL NOT BE MORE THAN TWENTY-FIVE (25) ABOVE THE PARKING LOT SURFACE.

PROPOSED UTILITY SERVICES:

PUBLIC SEWER AND WATER SERVICE SHALL BE PROVIDED TO PROPOSED BUILDINGS.

MISCELLANEOUS NOTES:

THIS SITE IS NOT WITHIN THE 100 YEAR FEMA FLOOD HAZARD AREA.

GRADING & STORM WATER DRAINAGE/STORAGE:

SITE DRAINS NATURALLY FROM A SOUTH TO NORTH DIRECTION. PROPOSED BUILDINGS AND PAVEMENT WILL BE PLACED AT APPROXIMATELY THE EXISTING GRADES MAINTAINING THE NATURAL FLOW OF STORM WATER. STORM WATER WILL BE COLLECTED AND MANAGED IN AN ENCLOSED STORM SEWER SYSTEM AND DISCHARGED AS REQUIRED BY THE OTTAWA COUNTY DRAIN COMMISSION. OFF-SITE STORM WATER PONDING HAS BEEN PREVIOUSLY DESIGNED AND CONSTRUCTED TO SATISFY THE REQUIREMENTS OF THIS DEVELOPMENT. ALL ADDITIONAL PERMITS WILL BE OBTAINED AS REQUIRED.

DESCRIPTION OF OVERALL PUD:

Part of the NE 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 26; thence N00°09'30"W 240.00 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°51'30"W 265.71 feet; thence N05°51'46"W 265.50 feet; thence N21°15'52"W 279.45 feet; thence N16°19'00"W 212.75 feet; thence S83°39'07"W 193.25 feet; thence N01°00'00"W 452.37 feet; thence S65°59'07"E 200.71 feet along the Southerly line of 44th Street; thence Southeasterly 337.94 feet along said Southerly line on a 1004.93 foot radius curve to the left, the chord of which bears S75°37'05"E 336.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said NE 1/4; thence S00°09'30"E 832.55 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 10.27 acres, including highway R.O.W., and 9.64 excluding it.

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Master Plan for:
44th St. / 8th Ave PUD
Georgetown Township, Michigan

DATE:	ISSUED FOR:
04.25.06	PUD APPROVAL
12.19.14	SUBMIT FOR PUD
01.09.15	STAFF REVIEW
P.I.C.	R. JAMES MORGAN
P.M.	R. JAMES MORGAN
DESIGN	C. NEWHOUSE

PROJECT NUMBER
14039
SHEET NAME
PUD MASTER PLAN
SHEET NUMBER
L010